

City Council
Atlanta, Georgia

07-O-1917

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-07-89
Date Filed: 8-7-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **626-628 Parkway Drive, N.E.**, be changed from the RG-4 (Residential General-Sector 4) district to the C-1 (Community Business) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 48, 14th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-07-89 for 626 Parkway Drive, N.E.

1. The site plan by Chamberlain Blanton Architects, entitled Parkway Clinic, dated August 7, 2007 and received by the Bureau of Planning on August 7, 2007.
2. The site shall be restricted to general and medical offices in the existing building.
3. The following uses shall be prohibited:
 - Banks, savings and loan associations, and similar financial institutions.
 - Churches, synagogues, temples, mosques and other religious worship facilities
 - Commercial greenhouses.
 - Commercial recreation establishments, including bowling alleys, theaters, convention halls, places of assembly, and similar uses, with primary activities conducted within fully enclosed buildings. Pool halls, billiard parlors, amusement arcades and game rooms are allowed only by special use permits.
 - Eating and drinking establishments, including those licensed for the on-premises consumption of malt beverages, wine and/or distilled spirits.
 - Hospitals.
 - Institutions of higher learning, including colleges and universities.
 - Laundry and dry cleaning, collection stations or plants.
 - Museums, galleries, auditoriums, libraries and similar cultural facilities.
 - Parking structures and lots, other than park-for-hire facilities.
 - Repair establishments for home appliances, bicycles, lawn mowers, shoes, clocks and similar articles.
 - Sales and leasing agencies for new passenger automobiles, bicycles, mopeds, and commercial vehicles not exceeding one ton in rated capacity, selling, servicing and repairing new vehicles and dealing in the disposal, servicing or repairing of used vehicles in connection therewith and all located on the same site.
 - Security storage centers.
 - Service stations and car washes.
 - Structures and uses requiring for operation of MARTA or a public utility but not including uses involving storage, train yards, warehousing, switching or maintenance shop as the primary purpose.

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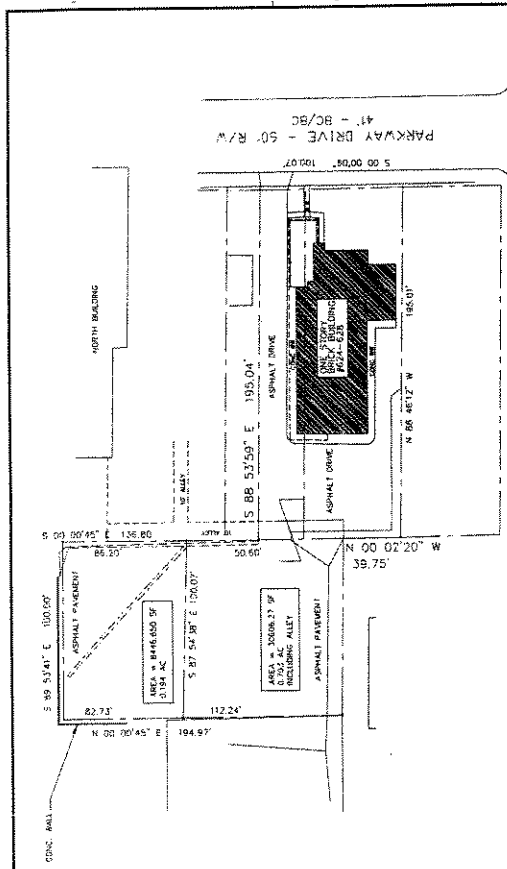
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NORTH AVENUE - R/W VARIES
§3' + /- BC/BC

PARKWAY DRIVE - 50' R/W
41' - BC/BC

INTERACTOR ONE 21 - 20V03 300V 500V
COTTA-11000 8" 50000 100000

[illegible]

RECEIVED
Aug 1 2007
Bureau of
Planning

Z. 07. 99

[illegible]

RCS# 1454
9/17/07
3:07 PM

Atlanta City Council

SPECIAL SESSION

MULTIPLE 07-O-1913,1914,1915,1916,1917,1918,1919
 07-O-1920,1921,1922,1923,1924
 REFER ZRB/ZONE

YEAS: 10
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 1
ABSENT 4

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Hall	Y Fauver	B Martin	Y Norwood
Y Young	B Shook	B Maddox	Y Willis
E Winslow	Y Muller	B Sheperd	NV Borders

MULTIPLE